

UCL
SCHOOL OF ECONOMICS & PUBLIC POLICY
INSTITUTE for FISCAL STUDIES

COLLABORATIVE HUB
36 - 38 Gordon Square, London

Design & Access Statement

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1.0 INTRODUCTION

This Design & Access Statement relates to a Full Planning and Listed Building Consent Application to Camden Council for 36-38 Gordon Square by University College London (UCL).

The submission outlines proposals to upgrade 36-38 Gordon Square to a modern standard commensurate with UCL's need for flexible and adaptable academic workspace whilst respecting the Grade II listed fabric.

It is intended that the properties will be used by the proposed joint School of Economics and Public Policy (SEPP) and are proposed to be upgraded to meet UCL's vision for an internationally recognised School attracting reputable public speakers and delivering high levels of public engagement.

This Design & Access Statement is to be read in conjunction with the following documents which also form part of the Full Planning and Listed Building Consent Application:

- Deloitte Planning Statement
- Alan Baxter Ltd Heritage Statement (appendix G)
- Project Team Statement of Justification
- Nicholas Hare Architects drawings (refer appendix A-F)
- Conisbee Structural Engineers drawings

Nicholas Hare Architects were originally appointed in 2017 to develop the strategic brief and vision for the proposed new School of Economics and Public Policy (SEPP) working with the departments of Economics and Political Science. They have worked with the departments in the intervening period to support further thinking about the School's vision and to assist in establishing the preferred way forward.



2.0 SITE CONTEXT

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Site Location

The site is located on the north-east corner of Gordon Square at its junction with Endsleigh Place and is within the Bloomsbury Conservation Area (Sub Area 2) and is centrally positioned relative to the UCL Bloomsbury Campus.

The site has excellent public transport connections with close proximity to main line rail, a number of underground stations, and numerous bus routes.

Site Layout

The three properties (36-38 Gordon Square) form the end section of a larger terraced composition of late-Georgian houses built by Thomas Cubitt in c.1825 and which directly face the north-east side of Gordon Square. The fronts of the properties and principal rooms consequently face south-west and those on the upper levels benefit from good solar exposure during long periods of the day. The larger terrace group of eleven houses (36-46 Gordon Square) was Grade II listed in 1969.

The buildings are set back 2.7m from the pavement and are nominally 6.7m wide by 11.9m deep. The rear yards extend a further 11.1m beyond the rear elevation and contain two-storey rear additions nominally 5.5m long by 3.3m wide.

The lower ground floors of the properties are approximately 2.3m below the adjacent public pavement level and the ground floor is approximately 0.76m above the adjacent public pavement level.



Site Plan. Buildings within UCL ownership shown in blue